

Prepared By &
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7/14/08 8:15:32
BK 589 PG 74
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

REALTY TITLE

1326 Goodman Road
Southaven, MS 38671
(662)536-1770 / (662)536-1794 (fax)
File No. 08060079

WARRANTY DEED

Phillip J. Nichols and Laurie B. Nichols

- Grantor(s)

Thomas M. Edwards and Stephanie M. Edwards

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Phillip J. Nichols and Laurie B. Nichols do hereby sell, convey and warrant unto Thomas M. Edwards and Stephanie M. Edwards, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

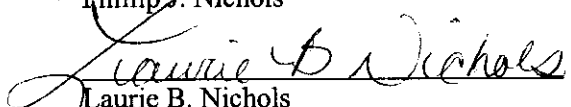
Lot 170, Stone Creek Subdivision, Phase B of Plum Point Villages PUD, situated in Section 1, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 57, Page 26-27 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 7th day of July, 2008.


Phillip J. Nichols

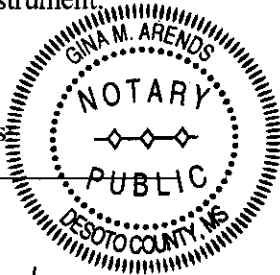

Laurie B. Nichols

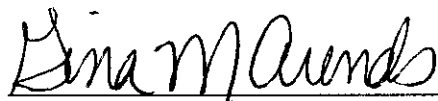
STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of July, 2008, within my jurisdiction, the within named Phillip J. Nichols and Laurie B. Nichols, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires

Dec. 18, 2010




(Notary Public)

Grantors' Address:

4274 Bienville Road

Nesbit, MS 38651

H - 901-828-7112

W - 901-226-5178

Grantees' Address:

5706 Alexandria Lane

Southaven, MS 38671

H - 901-679-4099

W - 901-282-6274